



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY FEBRUARY 27, 2012
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

Approval of January, 2012 minutes
Approval of the current agenda

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: February 27, 2012
FROM: Jan Cameron, Preservation Administrator, Cultural Resources Office
SUBJECT: Preliminary review to construct two three-story single-family houses
ADDRESS: 1412 Mississippi Avenue
JURISDICTION: Lafayette Square Historic District — Ward 7



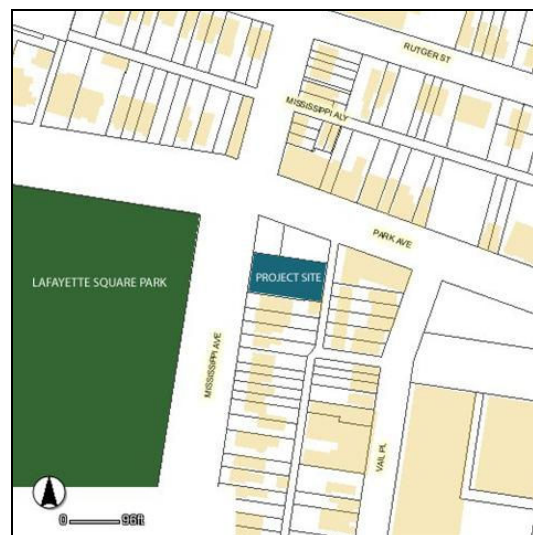
1412 MISSISSIPPI

Owner and Applicant:

Diversified Design
John Mueller

Recommendation:

Staff recommends preliminary approval be granted to the project concept, but that the developer be directed to continue to work with the Cultural Resources Office staff to refine elements and details of the design.





VIEW OF SITE FROM EAST

BACKGROUND:

On October 20, 2011, the Cultural Resources Office staff received a preliminary review request for the construction of two detached, single-family houses at the corner of Mississippi Avenue near the corner of Park in Lafayette Square. The developer owns two adjacent lots and plans two detached townhouses of similar design. The site is very prominent, in the most architecturally significant area of the historic district and directly opposite Lafayette Park. The developer is requesting Preservation Board preliminary approval of the proposal prior to proceeding to construction documents.



RENDERING OF PROPOSED DEVELOPMENT



SITE AS SEEN FROM PARK AVENUE, LOOKING DIRECTLY SOUTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

ARTICLE ONE – DEFINITIONS

16 Intermediate Facade

Term used to describe the architectural elevation(s) of a building which meet the following criteria:

- (1) Side elevation which faces an alley,*
- (2) The section of a side elevation that is in front of the building line of adjacent structures,*
- 3) For a side elevation next to a vacant lot or side yard, all stories of the first 15 feet of this elevation behind the Public Facade.*
- 4) For the remainder of the side elevation(s) that face a vacant lot or side yard (behind the 15 foot line), the elevation shall be Intermediate for certain respects and Private for others. The first story of the side elevation that faces a vacant lot or a side yard shall be considered Private in all respects of the Code, beginning 15 feet back from a Public Facade. All stories above the first story of a side elevation facing a vacant lot or side yard shall comply with the provisions for Intermediate Facade in all the sub-sections of 201 - Roofs, all the sub-sections of 202 - Exterior Walls, and Section 203.2 - Windows at Intermediate Facades. For the issues covered in Sections 204, 205, 206, 207, and 208, these elevations are to be considered Private. See Article 210 for special provisions for additions at these elevations.*
- 5) No rear elevation of any building is considered an Intermediate Facade.*

Comment: The north side elevation of the northernmost building is an Intermediate Façade. The other side and rear elevations of both buildings are considered Private Façades.

28 Public Façade

Term used to describe the architectural elevation(s) of a building which fronts on a public street. The Public Façade includes those sections of the elevation which are recessed. The facade of a carriage or alley house which faces the rear of the main structure on the same lot is the Public Façade.

Comment: The primary elevations facing Mississippi and the Park are Public Façades.

ARTICLE 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

This article shall apply to existing Non-Historic Buildings, New Construction and permitted additions to existing Historic Buildings.

301 PUBLIC AND INTERMEDIATE FACADES

1. The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:...

301.1 Site

1. Alignment

1. New construction and additions shall have Public Façade(s) parallel to the Public Façade(s) of the adjacent buildings...

Complies. Public and Intermediate Facades will take their alignment from the buildings adjacent to the site south on Mississippi.

2. Setback

1. New construction shall have the same setback as adjacent buildings...

Complies. Setbacks will be similar to the rest of the block.

3. Every unit shall have a Public Façade.

Complies.

4. There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks.

Complies.

5. Ancillary buildings or construction shall not be visible from public streets, unless they comply with Section 301, except 301.1(B) and 301.3.

Complies. Proposed garages will be located at the rear of the property, directly behind the main building.

6. No curb cuts shall be allowed.

Complies. Entry to the garages is made from the rear alley.



PROPOSED SITE PLAN SHOWING PROPOSED DEVELOPMENT IN CONTEXT WITH ADJACENT HISTORIC PROPERTY

7. Grading

1. *The existing grades of a site may not be altered beyond minor grading to affect water runoff.*
2. *In all new buildings, a least one Public Façade that faces the street shall contain an entrance.*

Complies.



RENDERING OF PROPOSED BUILDINGS

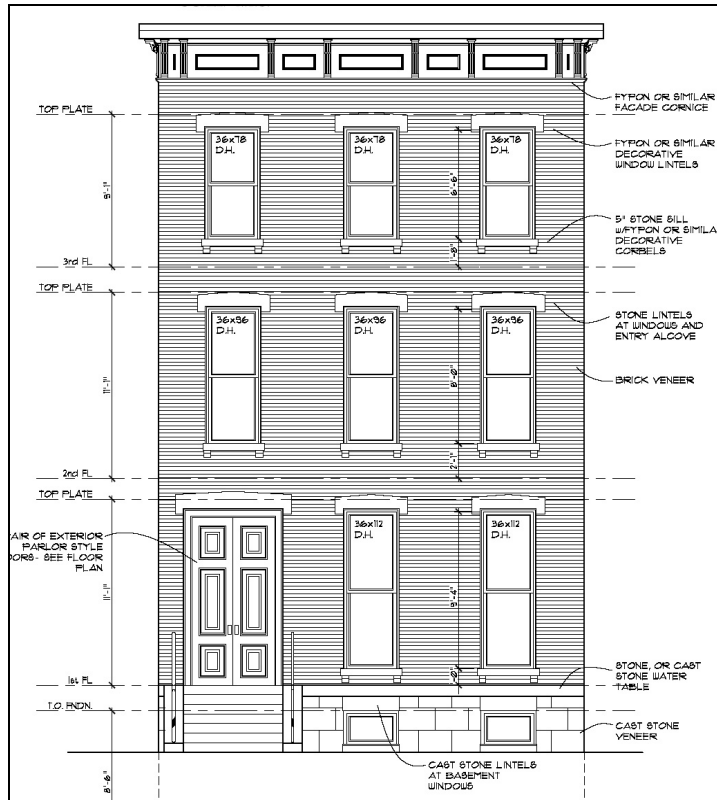
301.2 Mass

1. *The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.*

Complies. The buildings' massing is similar to the historic three-story town houses on this block of Mississippi and to the Model Example submitted.



HOUSES DIRECTLY ADJACENT TO DEVELOPMENT SITE ON THE SOUTH — NOTE 3-STORY TOWNHOUSE AT CENTER



FRONT ELEVATION



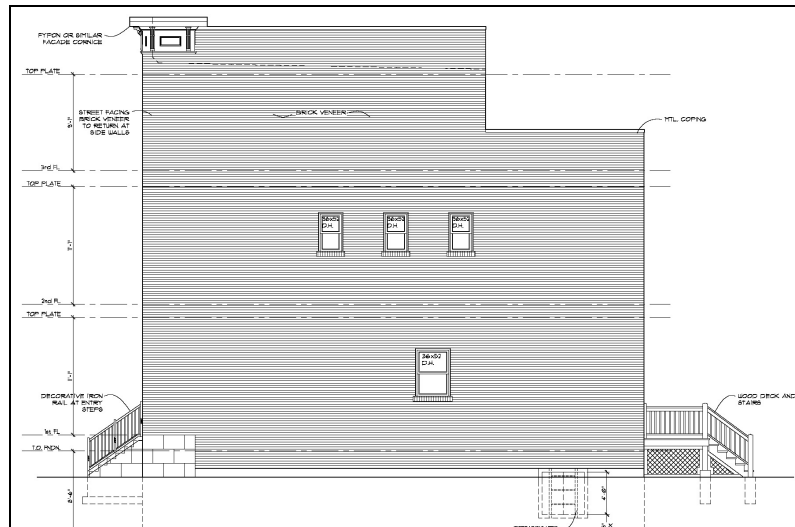
MODEL EXAMPLE

2. All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that facade.

Complies. The buildings will be raised a similar height above grade as the buildings to the south; the front foundations will be veneered in an appropriate stone.



NORTH ELEVATION — INTERMEDIATE FACADE

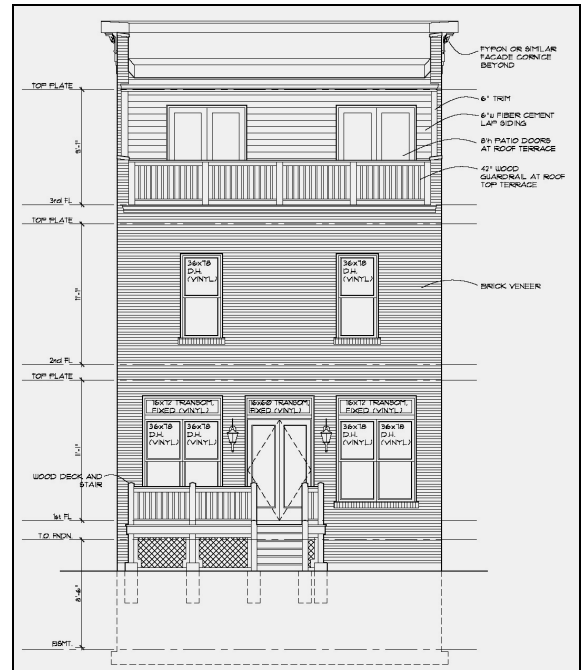


SOUTH ELEVATION — PRIVATE FACADE

301.3 Scale

1. *New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.*

Complies. The new buildings will have three stories above a raised basement similar to three-story Italianate town houses on the block. There is variety in height on this block, which also includes a small 2-story flounder house and two- and one-half story Second Empire rowhouses.



REAR ELEVATION

2. *The building height shall be within 2' above or below the average height within the block....*

Appears to comply. We have not received a street elevation, so definite comparative heights are difficult to assess. The applicant has stated that he intends to match the height of adjacent townhouses.

301.4 Proportion

1. *The proportions of new construction and additions shall be comparable to those of adjacent buildings.*

Complies. The proportions of windows and doors on the Public Façade are appropriate.

301.5 Ratio of Solid to Void

1. *The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.*

Complies.

2. *The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:*
 1. *1:2 and 1:3. The height shall be at least twice the width ($W \times 2 < H$).*
 2. *Approved by the Lafayette Square Restoration Committee.*

Complies. The individual windows of the Public Façades are of appropriate proportions.



AN INFILL HOUSE CONSTRUCTED BY THE SAME DEVELOPER ON LASALLE
NOTE BRICK WALLS AND STONE VENEERED FRONT FOUNDATION AS ARE INTENDED FOR THE NEW PROPOSAL

301.6 Public and Intermediate Facade Materials and Material Color

1. *Finish materials shall be one of the following:*
 1. *Kiln-fired brick, 2-2/3" x 8" x 4" nominal, or brick size based on a model example.*

Comment: Brick within the District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.
 2. *Stone common to The District*
 3. *Replica stone including scored stucco*
 4. *Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels.*

5. *Approved by the Lafayette Square Restoration Committee....*

Complies. All elevations will be brick, with the exception of the third story of each rear facade, which will not be visible from any public street. The brick will be of a consistent color to be approved by the Cultural Resources Office staff.

2. *Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.*

Complies.

3. *Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).*

Complies. The gutter will be located at the rear elevation and will be color-clad aluminum.

4. *A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.*

Complies.

301.7 Public and Intermediate Facade Roofs

1. *Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.*

2. *Visible roofing material shall be limited to the following:*

1. *slate,*
2. *synthetic slate,*
3. *asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,*
4. *standing seam, copper or pre-finished sheet metal roofing,*
5. *Plate or structural glass....*

Not Applicable. The roofs will be flat, sloped minimally to the rear of the building.

303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES

1. *Garages shall be set within 10' of the alley line.*

2. *Garages shall be directly behind the main structure on the site....*

3. *Vehicular access shall only be from the alley. See also Section 301.1(F)*

4. *Garage doors shall be parallel to, and face, the alley.*

Complies with these requirements.

5. *Construction materials:*

1. *Consistent with a model example.*
2. *Brick*
3. *Stone or replica stone, including scored stucco or block.*
4. *Siding*

Unable to determine. Detached garages are intended, but no drawings for them have been submitted.

COMMUNITY CONSULTATION:

There has been no communication from the 7th Ward Alderman concerning the project. The Cultural Resources Office is in receipt of an email from Houston Smith of the Lafayette Square Restoration Committee Development Committee, indicating that they have reviewed the design and suggested revisions, which are reflected in the drawings presented to the Preservation Board. The LSRC is therefore in support of the project.

COMMENTS:

The proposal appears to comply with the existing Lafayette Square Historic District Standards and to adhere to the proposed revised standards as well. This project is in a very preliminary stage: there are a number of things that have not been decided upon yet, including the design of the entry doors, cornices, fences and other elements. The applicant's intent is that the buildings will be similar and complementary, but not identical in these details, which will be submitted for review by the Cultural Resources staff prior to final construction documents.

CONCLUSION:

Staff recommends preliminary approval be granted to the project concept, but requests that the developer continue to work with the Cultural Resources Office staff to refine elements and details such as the design of the cornices, window and door specifications and exterior materials.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
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Fax: 314-622-3413
E-Mail: cameronj@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: February 27, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: new single-family construction on two vacant lots
ADDRESS: 4136 Flad Avenue
JURISDICTION: Shaw Historic District — Ward 8



4136-38 FLAD

Owner:

LRA

Applicants:

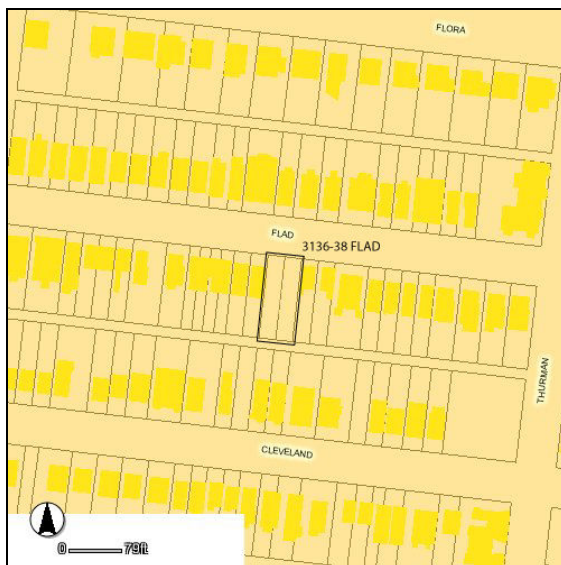
David and Amanda Baca

Designer:

David Baca, PE

Staff Recommendation:

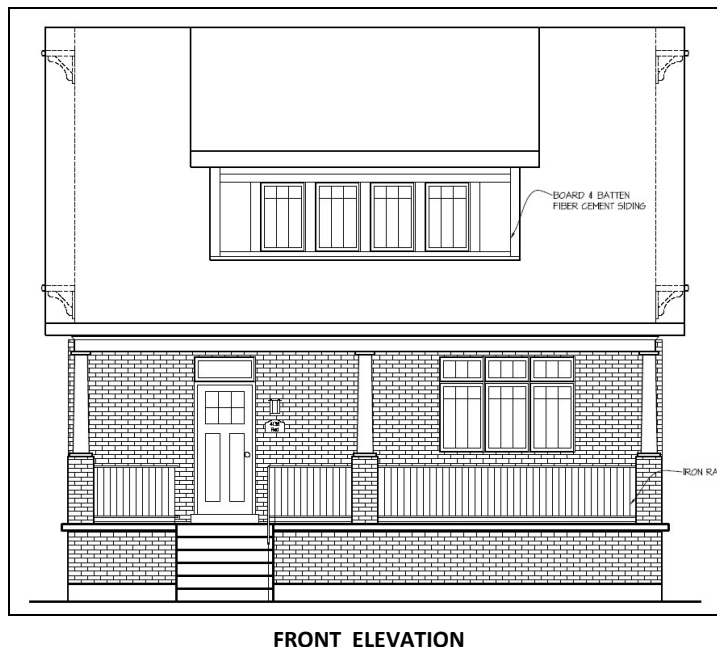
That preliminary approval of the general design be given at this time, with the stipulation that final design details and materials will be approved by the Cultural Resources Office staff.



BACKGROUND:

The Cultural Resources Office received a preliminary application for the construction of a single-family house on 1/13/2012. The Preservation Board, in February 2011, reviewed another proposal to construct a contemporary style two-story house on the same site. That proposal is no longer going forward.

The current project will join two separate parcels for the construction of a Craftsman style, 1½-story single-family house and a detached garage. The property will be sited close to the east property line, but will have a wider side yard on the west. While generally in compliance with the Shaw Neighborhood historic district standards, the staff has some concerns about elements of the design, and the project was scheduled for Preservation Board review.



RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Local Historic District:

Residential Appearance and Use Standards

1. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

Not applicable: the proposal is for a new detached single-family house.

2. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved

by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

Partly complies. Based upon the street elevation submitted, it appears that the building will be within 15% of the average height of buildings on the block; and floor heights appear similar to the adjacent 1½-story gambrel houses.

Proportions of the openings on the front elevation are generally consistent with historic openings on the block, being narrow in relation to their heights. However, they are somewhat smaller in size than windows of adjacent properties.



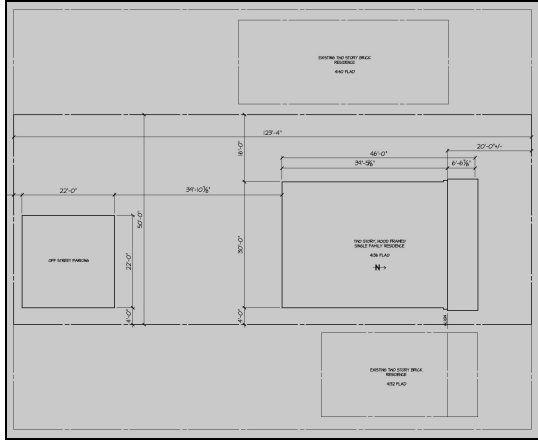
STREET ELEVATION SHOWING PROPOSED HOUSE IN CONTEXT WITH EXISTING FABRIC

NOTE THAT THE BUILDING IS WIDER THAN ADJACENT ONE AND TWO-FAMILY BUILDINGS, BUT NARROWER THAN FOUR-FAMILY BUILDINGS. NOTE ALSO THE WIDER SIDE YARD ON THE WEST.

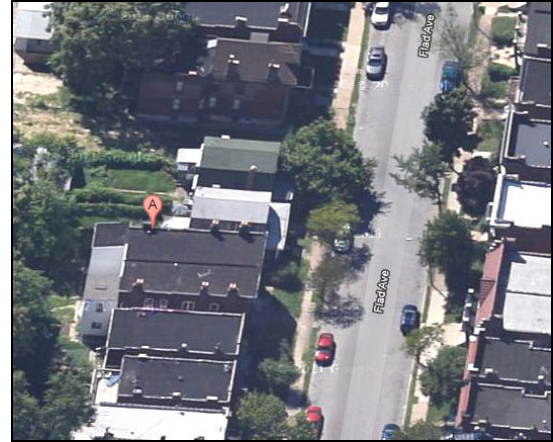
B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.

Complies. The building front conforms to the building line of the street, which is slightly irregular. The full-width recessed porch does encroach upon the building line, but so do the porches of the smaller gambrel-roofed houses east of the site, with which the new building aligns.



SITE PLAN WITH ADJACENT PROPERTIES — NOTE SETBACK ALIGNS WITH GAMBREL HOUSE TO EAST



AERIAL OF BLOCK SHOWING IRREGULAR BUILDING LINE AND ENCROACHMENT OF GAMBREL HOUSE PORCHES

The width of the western side yard is larger than is characteristic of the block, where narrow gangways predominate. And while there are a number of different property types with varying widths on the street, the proposed design is wider than the single or two-family buildings but narrower than the four-family flats. However, the block's very cohesive streetscape is interrupted by the gambrels, which are distinctly different in scale and massing. The proposed building will bridge the gap between these and the taller town houses and flats, and will not detract from the streetscape.

C. Exterior Materials:

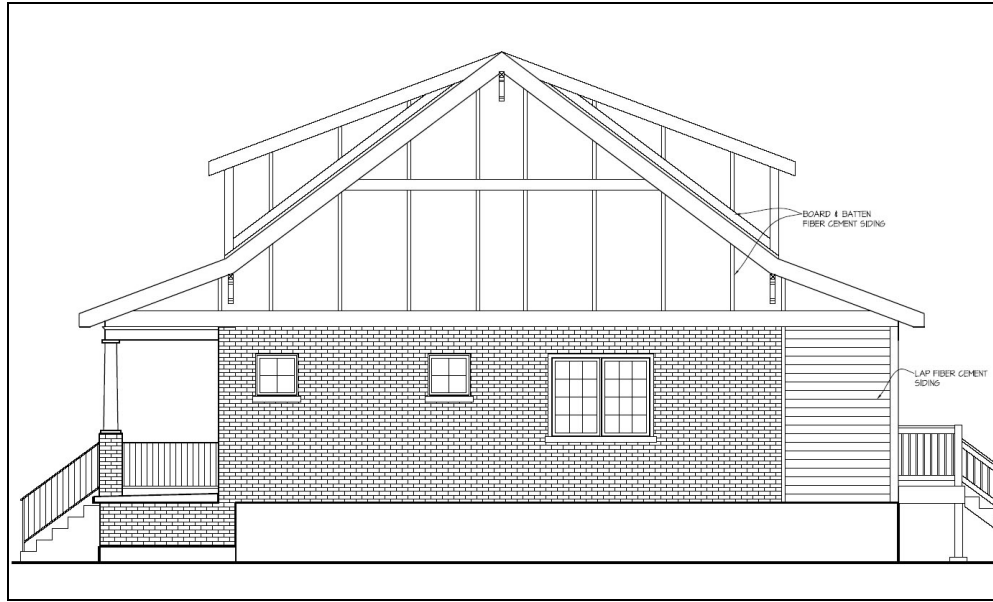
Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Complies. The front elevation and majority of both side elevations will be brick. Half-timbering will be introduced on the front dormer and side gables, a façade detail that is common in historic Craftsman houses.



EXAMPLES OF HALF-TIMBER GABLE DESIGN SUBMITTED BY APPLICANT

The front recessed porch that will extend across the front façade will be skirted in brick and carry a wrought-iron railing, consistent with historic masonry porches.



WEST ELEVATION — NOTE HALF-TIMBER DETAIL OF GABLE AND DORMERS AND SMALL AREA OF SIDING AT REAR

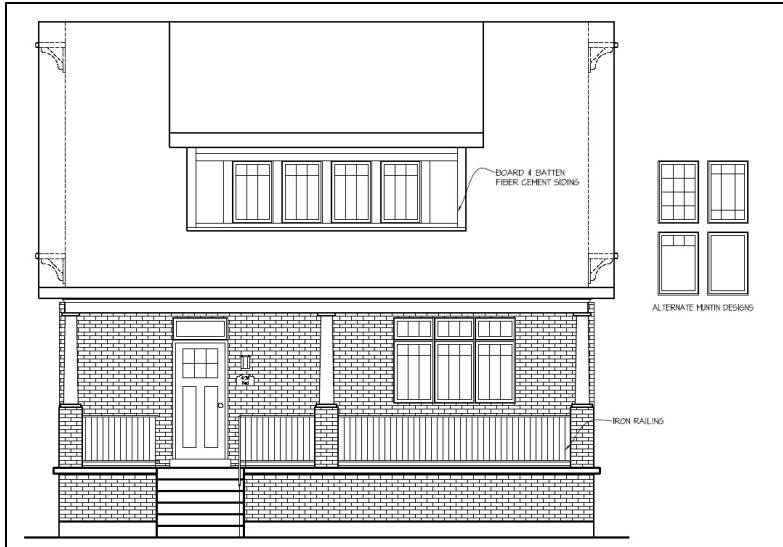
D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Partly complies. The recessed porch and other details are based upon historic Craftsman buildings in the neighborhood. Window and door height-to-width proportions and their arrangement on the building's elevations are compatible with those of adjacent historic buildings. The windows of the front dormer, however, must be large enough to provide a means of egress from the second floor bedroom and thus are proposed to be casement sash, which is not characteristic of any other buildings on the block.

In addition, while the applicant has agreed to use exterior-applied muntins on the front elevation, due to cost considerations he asks that on the sides and rear, he be allowed to use decorative dividers installed between the glass thermal panes. Such an installation does not comply with the historic district standards, as the dividers do not replicate the depth and shadow lines of true muntins. The staff has suggested that muntins be eliminated entirely, but the owner would like to retain the decorative appearance of the windows and would prefer a consistent sash throughout the house.

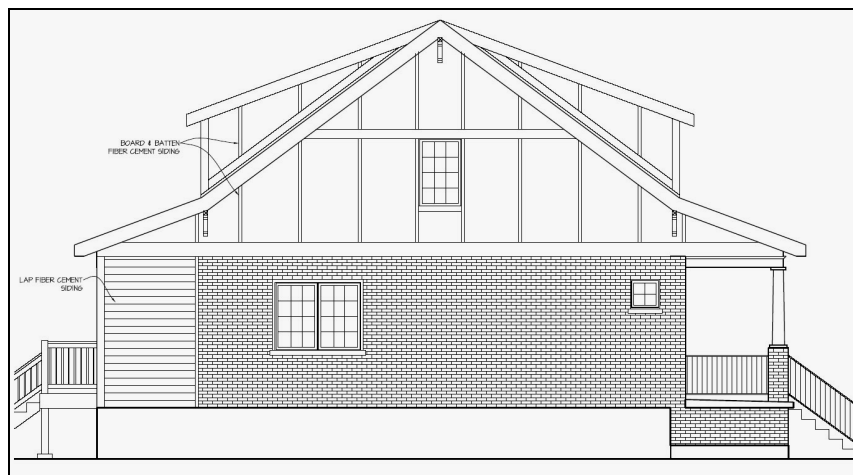
The final design of the window muntins/dividers has not been selected, and will be based on availability and cost. The muntin/divider designs under consideration are depicted below.



FRONT ELEVATION WITH SEVERAL "MUNTIN" STYLES

Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Partly complies. Windows will be of composite material, not wood or aluminum; however, composite material is generally considered an acceptable alternative to wood replacement windows in other historic districts; this material was not available when the Shaw standards were written. Railings will be of wrought-iron or wood.



EAST ELEVATION

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Does not comply. The majority of buildings on the block have flat roofs. The two small houses adjacent to the site on the east have front-facing gambrel roofs. The proposed design, a side-gable roof with wide shed dormer, is more common in the eastern part of the Shaw district, particularly on Flora Place. It will be the only such roof on the block. However, given the great difference in height, massing and detail of the gambrel roofs and the flat-roofed two-story buildings on the rest of the block, the proposed design will not be incompatible and will provide a visual transition to the taller buildings.



GAMBREL-ROOFED HOUSES ADJACENT TO THE EAST

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Complies.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Not applicable. No fencing is indicated on the plans submitted.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

To be determined. A landscaping plan has not been submitted yet.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

To be determined.

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

To be determined.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Complies. The site plan indicates a two-car garage directly behind the house with entry from the alley. No plans for this garage have been submitted.

L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.

Not applicable.

M. The standards found in Section 2C and 2D are not applicable to garages or out buildings to be constructed or renovated behind the rear edge of the main building and not visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

No design has been submitted for the proposed 2-car garage.



REAR ELEVATION

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments on the project from the Alderman or any neighborhood group, although we understand that they have reviewed the design and are in support of the project.



STREET ELEVATION

COMMENTS:

Given the unusual conditions of this portion of the block, in particular the much smaller gambrel houses and the wide lot size, the Cultural Resources Office staff considers that the proposed design will be compatible with the surrounding historic fabric and contribute to restoring some consistency to the block face, even though certain elements — the roof shape and height, the width of front façade and the wide side yard — may not strictly comply with the historic district standards. In view of this, the staff is recommending that the general design be approved as proposed, and also recommending, in contrast to its usual practice, that interior “muntins” be accepted on all but the front elevation.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to the proposed design, subject to the applicant working with the staff to define the final design details and materials.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: February 27, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Demolish a commercial building
ADDRESS: 3663 Forest Park Avenue
JURISDICTION: Preservation Review District — Ward 17
PREVIOUS ACTION: September 27, 2010; Demolition approved with a condition



3663 FOREST PARK AVENUE

OWNER:

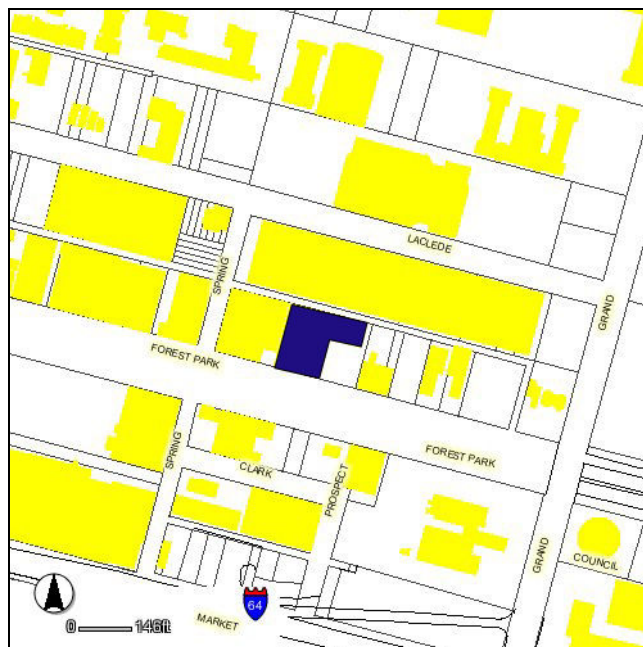
Amrut & Sita Patel

APPLICANT:

ADDA Environmental

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board grant approval for the demolition without requiring the submittal of a building permit application for the proposed hotel to be built on the property.

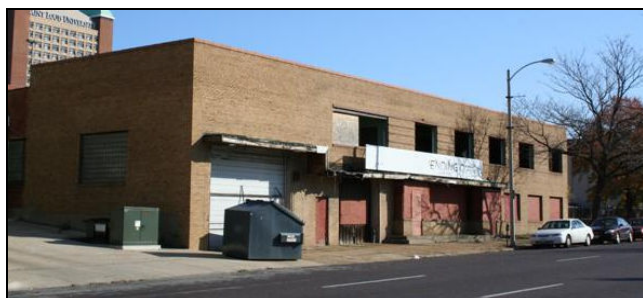


BACKGROUND:

This is the third time that the Preservation Board has considered the demolition of this property located in a Preservation Review District. At its January 22, 2007 meeting, the Board upheld the Director's denial of a demolition permit.

A preliminary review application for the demolition of 3663 Forest Park was considered at the September 27, 2010 meeting. At that time the Board determined that the criteria in Ordinance #64689 for the approval of the demolition had been met if the redevelopment proposal would go forward. The Preservation Board granted preliminary approval of the demolition but instructed the Cultural Resources Office to withhold approval of the permit application until the owner applies for a building permit for a hotel building similar to the design presented at the meeting.

The Cultural Resources Office received a demolition application on February 14, 2012.



MAIN BUILDING, FOREST PARK FAÇADE



EAST FAÇADE



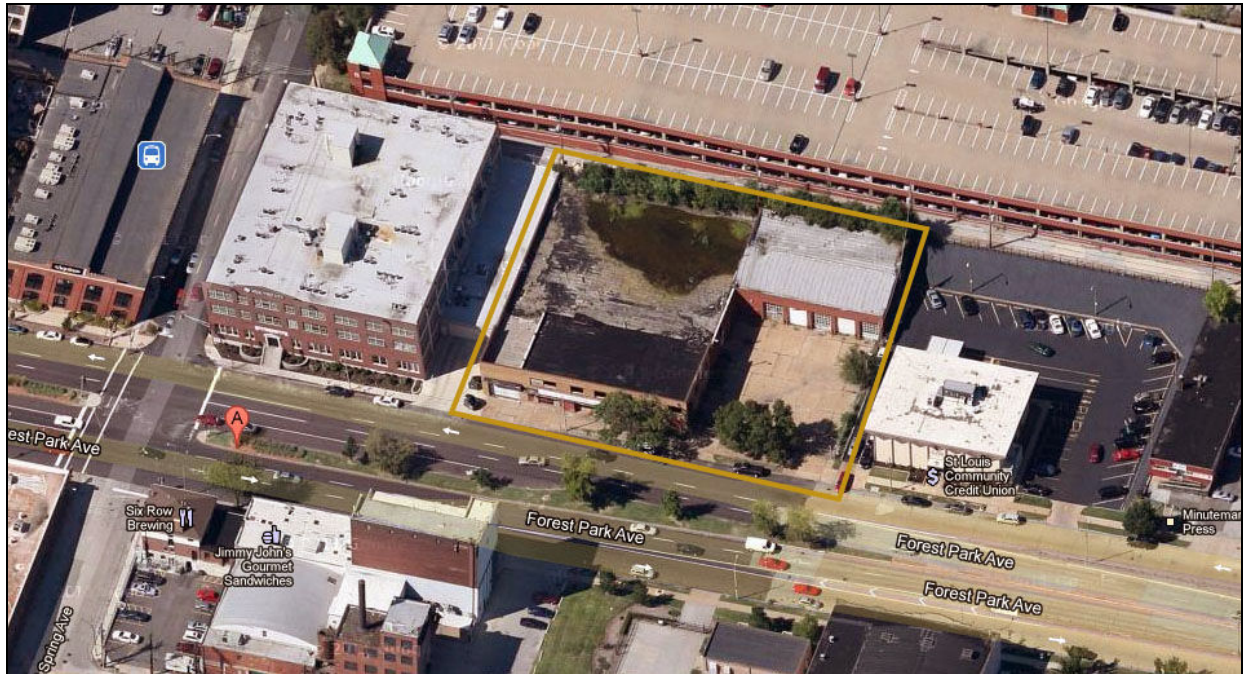
GARAGE, FOREST PARK FAÇADE



GARAGE

SITE AND SURROUNDING AREA:

The location of 3663 Forest Park Avenue between two occupied buildings is a critical factor in the current consideration of this application. The Ramsey Accessories Manufacturing Corporation Building, listed on the National Register of Historic Places, and an impressive Tax Credit rehabilitation project, is adjacent on the west. The St. Louis Community Credit Union, which serves a clientele that visits the site, occupies the building immediately to the east. The presence of this windowless and deteriorating building stands in sharp contrast to these flanking properties.



AERIAL OF FOREST PARK AVENUE WITH 3663 MARKED



RAMSEY BUILDING DIRECTLY ADJACENT TO WEST



CREDIT UNION BUILDING AND CONTEXT EAST OF SITE

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

These criteria were addressed at the September 27, 2010 Preservation Board meeting. At that time, the building was described as a Merit building, one not of high architectural importance. The 1948 main building has walls of yellow brick with Streamline Moderne elements; the red brick garage portion has a more utilitarian design.

Only Criterion F. Subsequent New Construction is considered here, as it represents conditions that have changed since that time.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

- 1. The applicant has demonstrated site control by ownership or an option contract;
Complies. Mr. Patel is the owner of the property.*
- 2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
Mr. Patel states that the current economic conditions have kept him from securing financing for the hotel project previously proposed. Because of the lack of current financing and uncertainty about future loan availability, Mr. Patel does not want to incur the expense for a set of architectural plans necessary to apply for a building permit. He requests that the consideration of the demolition permit application be separated from that issue.*
- 3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*
- 4. The proposed use complies with current zoning requirements;*
- 5. The proposed new construction would commence within twelve (12) months from the application date.*

Items 3-5 are not applicable as no construction is proposed at this time.

COMMENTS:

The decision made in 2010 concerning the demolition and proposed new construction highlighted Criterion F, Proposed Subsequent Construction. Since that time, there has been a shift of concern from what will be built on the property to the negative effect that the unoccupied and deteriorating building is having on its neighbors and the streetscape.

Since the demolition of the building was approved in September 2010, and the new construction project has been delayed for an indeterminate length of time, it seems that the condition on the demolition approval might be reversed.

COMMUNITY CONSULTATION:

Alderman Joe Roddy has communicated that he is in favor of demolition of the building. The staff has been working with the Neighborhood Stabilization Officer, and Daniel Krasnoff,

Executive Director of the 17th Ward Park Central Development Corporation. The Corporation submitted a letter stating its support of the demolition of the existing building for the proposed development at the September 2010 board meeting and has confirmed its position in favor of demolition. Patrick K. Adams, president of the St. Louis Community Credit Union has submitted a letter urging the demolition of the building.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board grant approval to the demolition of the building without any requirement for new construction at this time.

CONTACT:

Betsy Bradley	Director, Cultural Resources Office
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E-Mail:	bradleyb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: February 27, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of denial to retain storm doors and transom.
ADDRESS: 2846 Shenandoah Avenue
JURISDICTION: Fox Park Certified Local Historic District — Ward 6



2846 SHENANDOAH

OWNER/APPLICANT:
Don Monshausen

RECOMMENDATION:
That the Preservation Board uphold the denial as the completed work is not in compliance with the Fox Park Local Historic District Standards.



BACKGROUND:

In early July, the Cultural Resources Office received a Citizens Service Bureau complaint concerning the installation of a non-compliant storm door system at 2846 Shenandoah in the Fox Park Certified Local Historic District. The system consists of a pair of fully-glazed leaves, one of which is fixed, set under a new transom. The owner had not applied for or received a building permit and was cited. He did not contact the Cultural Resources Office staff until after receiving a Housing Court summons. As the design of the door system does not comply with the Fox Park district standards, the Cultural Resources Office Director denied the permit application. The owner does not wish to remove the storm door and has appealed that decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #66098, the Fox Park Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

204.2 Storm and Screen Doors

(Comment: Storm and screen doors, where they existed historically within the Fox Park Historic District, were wood. Therefore, wood is the preferred material.)

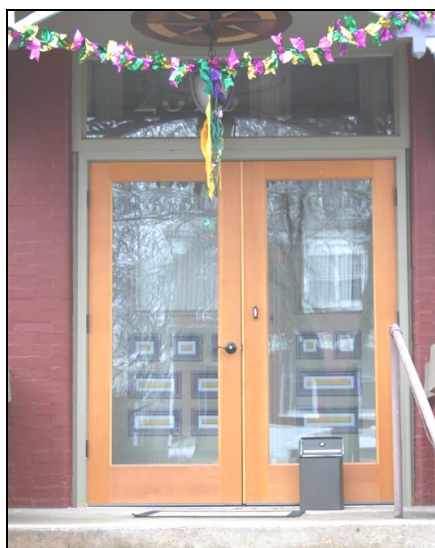
Stormers

Stormer doors shall not be replaced with any other type of enclosure.

New storm doors shall meet the following:

- 1. Simple and open in design and full lite;*
- 2. Of a finished material other than clear-anodized aluminum; and*
- 3. Be compatible with the design of the door behind.*

Does not comply. The new storm door system has no relationship to the pair of entry doors behind. It encloses the entire entryway and creates quite a different appearance than a storm door placed within a door's framing. The historic doors and transoms are obscured by the new system.



DETAILS OF INSTALLED STORM DOOR SYSTEM WITH TRANSOM

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments from the Alderwoman or neighborhood group regarding the project.

COMMENTS:

The owner has stated that he enclosed the entry to create an airlock that would limit air exchange when the doors are opened. The owner stated he cannot incur the additional cost to have new custom doors made to fit the two individual doors. Although constructed of a high quality material, the installed storm and transom system detracts for the overall appearance of the entryway by obscuring the original doors, transoms, and decorative side panels. The front doors are an important element of the house as they establish the character of the entry and compliment the ornate porch and together create an elegant presence for the entrance to the house.



BEFORE AND AFTER

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the denial as the completed work does not comply with the Fox Park Neighborhood Local Historic District Standards.

CONTACT:

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E-Mail:	bettisb@stlouiscity.com



E.

DATE: February 27, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Recommendations for proposed new Preservation Review Districts
Wards 14, 18 and 22

BACKGROUND:

The adjustment of the ward boundaries in 2011 provided a good opportunity to review the use of the Preservation Review District (PRD) status with many aldermen, particularly those who are not using the tool. This is the first of a series of reports on this topic.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART IX – PRESERVATION REVIEW DISTRICTS

SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

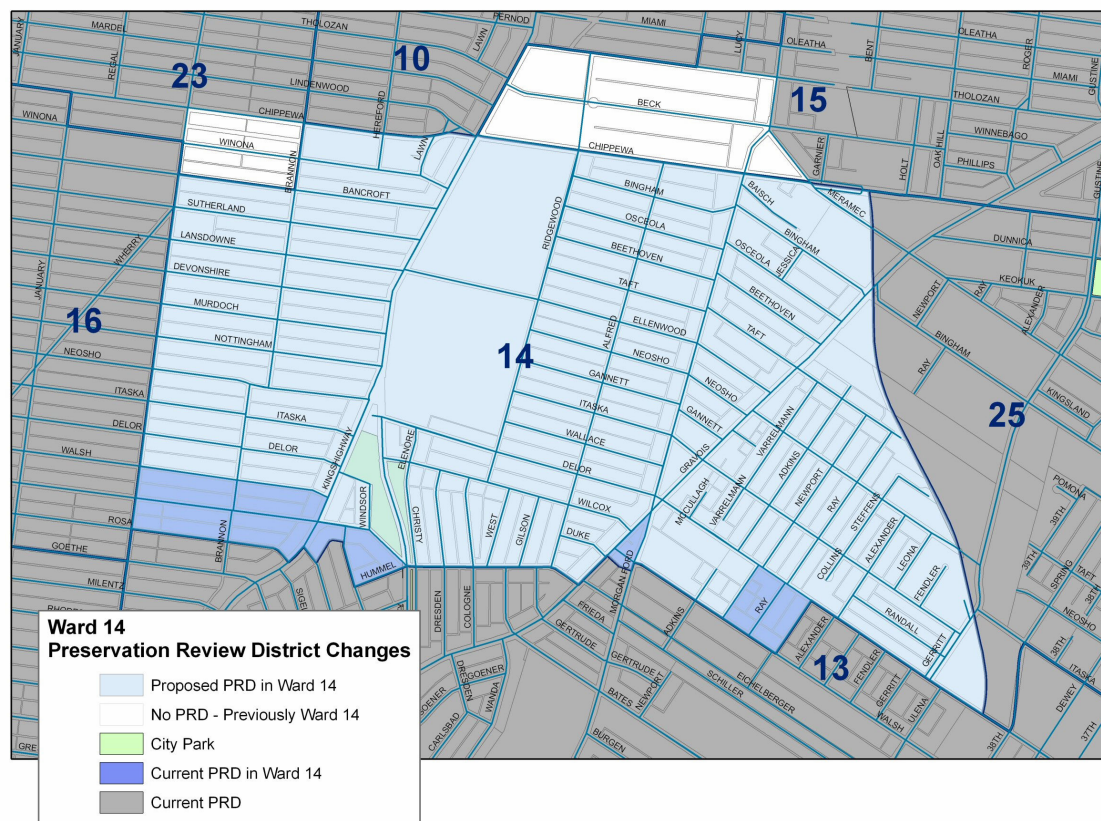
The Cultural Resources Office considers the pre-PRD survey to assess the architectural and cultural qualities of an area to be equivalent to a windshield-level or reconnaissance survey, not one based on a property-by-property evaluation and supported by research. Small adjacent areas that may not strictly meet the requirements for a PRD are included in order to have a cohesive review area.

As the Alderman initiates the steps to be taken to establish a PRD in her/his ward, the surveys focus on one ward. Nevertheless, CRO is mindful of the architectural and cultural character of adjacent areas and the potential for an historic district to include areas in more than one ward. Though recommendations are developed within this context, the new PRDs will be restricted within a single ward.

The recommendations that follow are based on the findings of pre-PRD surveys conducted by the Cultural Resources Office at the request of three aldermen. The Preservation Board's consideration of this report is the first step outlined for the adoption of a PRD. The next steps are forwarding the Preservation Board's recommendations in terms of this report to the Planning Commission and drafting legislation for submittal to the Board of Aldermen.

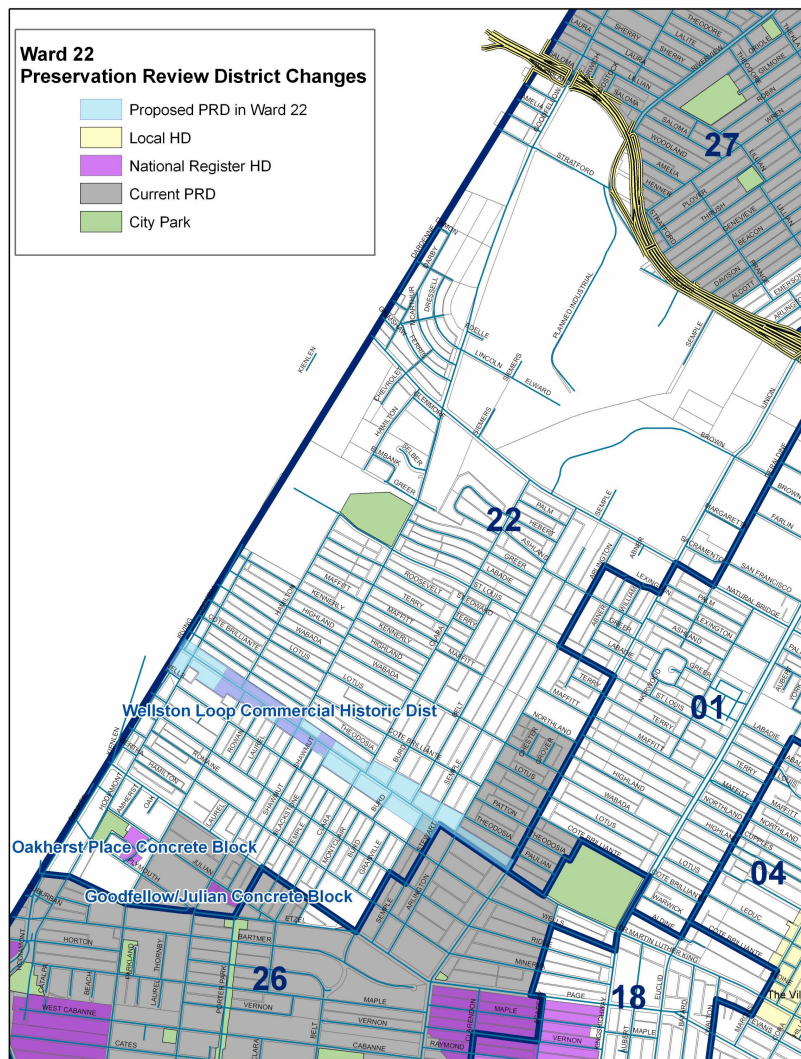
PROPOSED PRESERVATION REVIEW DISTRICTS:

1. **Ward 14.** At the request of Alderwoman Howard, the Cultural Resources Office surveyed the Ward in terms of its architectural and cultural character and the PRD criteria. One large PRD, which would include the entire ward, is recommended as the area consists mainly of blocks with possible or high historic district potential.



3. **Ward 22.** At the request of Alderman Boyd, the Cultural Resources Office surveyed the Ward to identify any areas with architectural and cultural character that meet the criteria for PRDs. Three small historic districts in the Ward have demolition review: the Wellston Loop Commercial Historic District and the Oakhurst Place and Goodfellow/Julian Concrete Block Historic Districts.

At this time, one new PRD is recommended in Ward 19: the length of Dr. Martin Luther King Drive that lies within the Ward, including the Wellstone Loop National Register Historic District. Some of the blockfronts facing this prominent thoroughfare may have the architectural and cultural character to be historic districts. This area, shown on the map below, includes the blockfronts on the north side of Dr. Martin Luther King Drive from Irving Avenue east to Union Avenue; and those on the south side of the street from Irving Avenue to Belt Avenue. The Cultural Resources Office recommends that the Dr. Martin Luther King Drive blockfronts in Ward 19 become a Preservation Review District.



RECOMMENDATION:

As Preservation Review Districts afford the opportunity to review proposed demolitions, an action considered to be in the public interest, and as the Cultural Resources Office has made the surveys mandated by Ordinance 64689 at the request of three Aldermen, and as the areas recommended for new Preservation Review Districts meet the criteria outlined in the Ordinance, the Cultural Resources Office recommends that the Preservation Board request that the Director of the Cultural Resources Office to report such findings to the Planning Commission and Board of Aldermen.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: February 27, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Hyde Park Certified Local Historic District Extensions — Ward 3

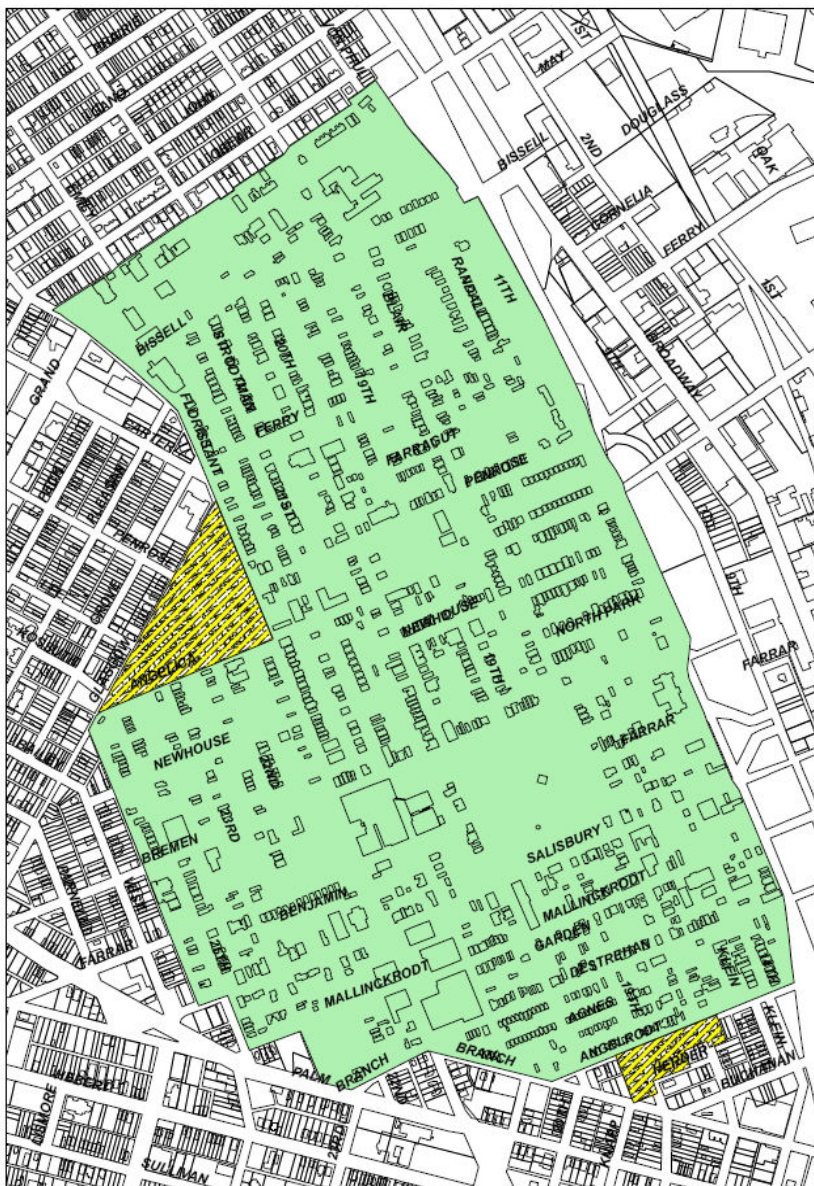
Petitioner:

Honorable Freeman M. Bosley, Sr.
3rd Ward Alderman

Recommendation:

That the Preservation Board find that the areas proposed to be added to the local district meet the criteria for designation and that the petition be transmitted to the Planning Commission and to the Board of Public Service for their review.

**HYDE PARK LOCAL HISTORIC DISTRICT
AND TWO PROPOSED EXPANSION AREAS**



PROPOSAL:

Alderman Bosley has proposed adding two small areas to the Hyde Park Certified Local Historic District, which was established in 1978. The local historic district was certified by the National Park Service in 1982. This extension is proposed in order to make historic tax credits available to more property owners, as well as to provide for the use of local historic district standards in a larger area.

As a result of consultation with the State Historic Preservation Office at the beginning of this project, the northern area proposed to be added to the Hyde Park Certified Local Historic District was listed in the National Register in 2011 as the William A. Lange Subdivision. This area, consisting of 64 contributing properties, represents development during the period between 1895 and 1940 that was related to the streetcar line on Florissant, as well as some infill development extending to 1962, that provided garages for automobile owners. Craftsman and Revival styles in bungalow and multi-family forms establish the character of this area. Much of the history and character of the Lange Subdivision exemplify the later part of the existing district's period of significance, which extends to 1930. This small area has four blockfronts that face the existing Hyde Park historic district across Angelica and Florissant and is clearly related to the district in geography, developmental history, and building stock.



NORTH ADDITION



The second area, south of Angelrodt, was surveyed by the Landmarks Association of St. Louis in 2010. The survey indicated that 23 residential properties on Angelrodt, Herder, Blair and 19th Street are building types found in the existing district and therefore should be added to the existing district. Once the local district has been expanded, the National Park Service certification of the Hyde Park Local Historic District can be extended to include these properties.

All of the contributing properties in this expansion area were constructed between 1888 and 1925, within the Hyde Park district's period of significance. Architecturally, the southern addition is comprised of single and multi-family buildings designed in vernacular, Federal, Second Empire, Shaped Parapet, and Craftsman styles. The small houses on Angelrodt are quite similar to dwellings opposite that are within the established district.



SOUTH ADDITION



RELEVANT LEGISLATION:

St. Louis City Ordinance #64689, as modified by Ordinance # 64925:

PART IVA - DESIGNATION OF HISTORIC DISTRICTS

SECTION SEVENTEEN. Generally - Historic District Designation.

- A. Notwithstanding its present zoning designation, an area together with the Improvements therein may be designated an Historic District by ordinance provided that the Preservation*

Board finds that the area meets one or more of the criteria for designation set out in Section Sixteen.

This overview and the Petition that follows provide information on which the Preservation Board can base a determination of whether the two expansion areas meet the requirements for designation. The Cultural Resources Office concludes that both expansion areas meet Criterion A: *Has significant character or value as part of the development, heritage or cultural characteristics of the City.*

The petition prepared by the Cultural Resources Office at the request of Alderman Bosley, which meets the requirements found in Section 18 of Ordinance #64689, is attached. The existing Hyde Park Certified Local Historic District Standards, which are proposed for adoption for the Extension as well, are included in the Petition.

COMMENTS:

The two areas proposed for inclusion in the Extension of the Hyde Park Certified Local Historic District, though both quite small, are being addressed in different ways. (This approach also has the benefit of limiting the number of properties that the National Park Service will be asked to certify, a practice that has been greatly curtailed in recent years.) The Lange Subdivision achieved National Register status through listing as a separate district. Though distinct enough to be separately listed, it has a strong relationship with the area in the Hyde Park Certified Local Historic District. The properties south of Angelrodt have no collective identity other than being quite similar to the buildings in the local historic district. Consequently, the process selected for this area is adding them to the district and asking for the extension of certification to this small area.

The extension of a certified local historic district involves several steps. If this project goes forward, the Cultural Resources Office, in consultation with Alderman Bosley, will hold a public meeting in the Hyde Park area in March to explain the proposed district expansion. The Planning Commission will likely consider the report from the Preservation Board at its April meeting. A public hearing on the proposed expansion would then be on the agenda for the April Preservation Board meeting, after which the Board can decide whether to approve the petition and direct the Cultural Resources Office to draft a designation bill for consideration by the Board of Aldermen.

RECOMMENDATION:

Staff recommends that the Preservation Board find that the areas proposed to be added to the Hyde Park Certified Local Historic District meet the criteria for designation and that the petition be transmitted to the Planning Commission and to the Board of Public Service for their review.

CONTACT:

Bob Bettis

Planning and Urban Design, Cultural Resources Office

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E-Mail: bettisb@stlouiscity.com

ST. LOUIS LOCAL HISTORIC DISTRICT NOMINATION PETITION

1. Name of Proposed Historic District: **Hyde Park Certified Local Historic District Extension**
2. Other Name(s) if applicable: **N/A**
3. Applicable City Ward(s): **3rd Ward**
4. Applicable City Neighborhood(s): **Hyde Park Neighborhood**
5. Does the proposed district have any existing City or Federal preservation status? If so, please describe and give date of designation:
No. It will be an extension to the existing Hyde Park Certified Local Historic District.
6. Petition Requirements: Please submit the following as required by Ordinance No. 64689, Section 18 — Petition Filing Requirements – Historic District Designation
 - A. A general location map of the proposed district.

The legal description of the district boundaries (by metes and bounds or other legal description that readily identifies the area).
See Attachment I
 - B. A statement documenting the area's historic, architectural, cultural, archaeological or aesthetic significance. Describe the current economic condition of the proposed historic district and the advantages to residents and to the City that may be anticipated as a consequence of this designation:

An architectural survey map evaluating the significance of each improvement and/or geographic feature within the proposed historic district:
See Attachment II
 - C. A plat at a scale of not more than 300 feet to the inch indicating the existing uses of all properties within the proposed historic district:
See Attachment IV
 - D. A general plan for the area, indicating all planned or proposed (public or private) restoration, development and demolition within the proposed historic district.
See Attachment V
 - E. Proposed historic district standards to be applied within the district, including but not limited to: Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for the demolition of improvements within the district:
See Attachment VI

Hyde Park Certified Local Historic District Extensions

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- F. A statement of amendments (if any) to the existing zoning classification and boundaries necessary to conform to the proposed plan:

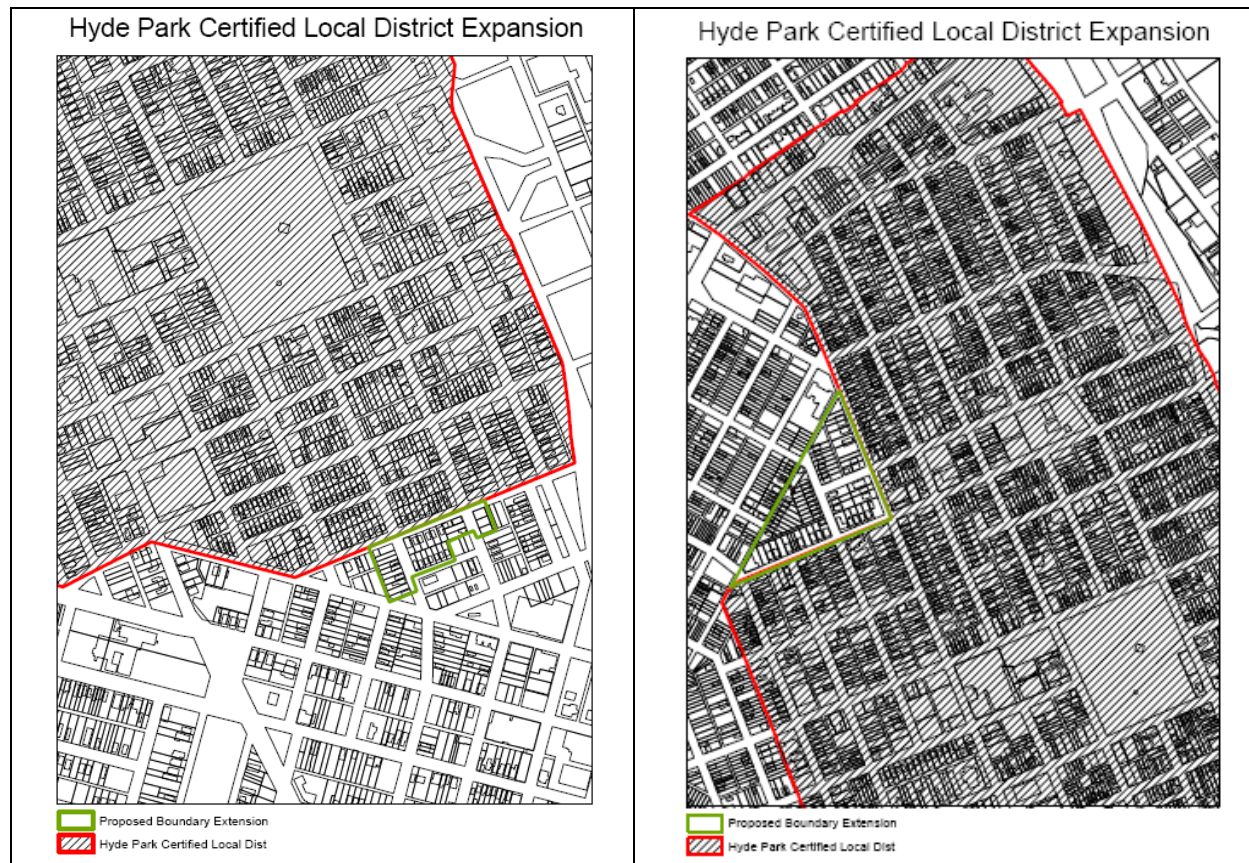
See Attachment VI

Author of Petition: Betsy H. Bradley
Name of Organization: City of St. Louis Cultural Resources Office
Name and Position: Director
Address: 1015 Locust Street
City/State: St. Louis, MO 63101
Telephone: 314-622-3400
Email: bradleyb@stlouiscity.com

Hyde Park Certified Local Historic District Extensions

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Attachment I — A general location map and legal description of the proposed Extension to the Historic District by metes and bounds or other legal description that readily identifies the area.



Legal Description:

South addition:

Commencing at the point of intersection of the north line of the public alley west of 19th Street with the center line of the alley and center of Angelrodt; thence proceeding south along said center line of public alley to its point of intersection with southern edge of the parcel containing 3007 19th Street; proceeding northeast along said property line to the center of 19th Street; thence proceeding north along said center line of 19th Street to its intersection with the center line of Herder Street; thence proceeding northeast along said center line of Herder Street to its point of intersection with the north line of the Blair Street; thence proceeding north along said northwest line to its point of intersection with the center line of public alley located to the south of Angelrodt Street; thence proceeding east along said center line to its point of intersection with the east property line of the parcel containing 3332 Blair Street; thence proceeding north along said north line to the to its intersection

Hyde Park Certified Local Historic District Extensions

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with the center line of Angelrodt Street; thence proceed west along said center line to the point of beginning.

Lange Subdivision Addition:

Commencing at the point of intersection of the center point of North Florissant Avenue and Glasgow Avenue; thence proceeding southwest along center line of Glasgow Avenue to its point of intersection with Angelica Street; thence proceeding northeast along center line of Angelica Street to its intersection with the center line of North Florissant Avenue; thence proceeding north along said center line to the point of beginning.

Hyde Park Certified Local Historic District Extensions

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Attachment II — A statement documenting the area's historic, architectural, cultural, archaeological or aesthetic significance, as well as an architectural survey map (see attached map) and also a description of the advantages to residents and the City which can be anticipated as a consequence of designation.

Two areas adjacent to the original historic district are proposed for inclusion in this Hyde Park District Boundary Extension. The buildings in these areas meet the City's Criterion A: *Has significant character or value as part of the development, heritage or cultural characteristics of the City* for designation as a historic district, as well as National Register Criterion C: Architecture.

The Hyde Park Local Historic District derives its name from the park located in the heart of the neighborhood. The areas to be added were not included in the original Hyde Park Certified Local District, designated by the City of St. Louis in 1978; and certified in 1982 by the National Park Service. At that time, the significance of the district was determined to be local and based on the neighborhood's eclectic collection of vernacular architecture, much of which was constructed by and for German and Irish immigrants during the mid-to-late nineteenth century. The period of significance was determined to be 1830 to 1930.

The original Hyde Park CLG district boundaries established in 1978 were based loosely on the city limits of the town of Bremen, an early German enclave established in 1845 and later (in 1855) incorporated into the City of St. Louis. The original boundaries were influenced heavily by concerns about endangered historic properties situated north of Bremen Avenue. Though several alternative boundaries were considered for the historic district in 1977, Angelrodt was consistently the southern edge; this decision appears to have been based on more varied land uses south of Angelrodt and its then stable condition, rather than any notable differences in building stock. One possible alternative included the area between the current western boundary and Glasgow that included the Lange addition. These two areas were not thought unrelated to the area included in the district, although they were not in the original district.

The northern area proposed to be added to the Hyde Park Local Historic District was listed in the National Register in 2011 as the William A. Lange Subdivision. It consists of 64 contributing properties, and represents development during the period between 1895 and 1940 that was related to the streetcar line on Florissant, as well as some infill development extending to 1962, that provided garages for automobile owners. Craftsman and Revival styles in bungalow and multi-family forms establish the quality of this area. Much of the history and character of the Lange Subdivision exemplify the later part of Hyde Park's period of significance, which extends to 1930. This small area has four blockfronts that face the existing Hyde Park Historic District across Angelica and Florissant and is clearly related to the district due in geography, developmental history, and building stock.

The second area, south of Angelrodt, was surveyed by the Landmarks Association of St. Louis in 2010. The survey indicated that 23 residential properties on Angelrodt, Herder, Blair and 19th Street are building types found in the Hyde Park district and therefore should be added to the existing district. All of the contributing properties in this expansion area were constructed between 1888 and 1925, within the district's period of significance. Architecturally, the

Hyde Park Certified Local Historic District Extensions

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southern addition is comprised of single and multi-family buildings in Vernacular, Federal, Second Empire, Shaped Parapet, and Craftsman styles. The small houses on Angelrodt are very similar to dwellings opposite within the district boundaries. Once the local district has been expanded, the National Park Service certification of the Hyde Park Historic District can be extended to include these properties.

The establishment and enforcement of rehabilitation and new construction standards for exterior architectural features within the Hyde Park Historic District Extension will ensure the on-going historical and economic value of the Hyde Park Historic District. At the same time, the standards will reasonably accommodate contemporary design and changes that would maintain and improve the quality of life of those residing within the Hyde Park Historic District.

As is usually the case, establishment of local design controls has resulted in increased property values within the current Hyde Park district. During the last decade a considerable number of rehabilitation project have been completed in the certified local historic district, using state and local historic tax credits. It is anticipated that inclusion of the two additions will confer similar advantages upon the newly designated areas.

A copy of the architectural survey map below at 300 feet to the inch is on file at the Cultural Resources Office.



Hyde Park Certified Local Historic District Extensions

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Attachment III — A plat at a scale of not more than 300 feet to the inch indicating the existing uses of all properties within the proposed Historic District:

A copy of the Land Use map below at 300 feet to the inch is on file at the Cultural Resources Office.



Hyde Park Certified Local Historic District Extensions

February 2012 — Page 8 of 15

Attachment IV — A general plan for the area indicating all planned or proposed (public or private) restoration, development and demolition within the proposed Historic District.

Under the 2005 St. Louis Strategic Land Use Plan the Hyde Park Boundary Extension area is designated as a **Neighborhood Preservation Area (NPA)**. This is defined as follows:

“Areas where the existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City.”

The designation of much of the District Extension under the St. Louis Strategic Land Use Plan as a **Neighborhood Preservation Area** is consistent with the general plan for the area.

Development of for-sale housing, including conversion of two- and four-family houses into single-family or two-family townhouses is encouraged.

Hyde Park Certified Local Historic District Extensions

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Attachment V — Proposed Historic District standards to be applied within the district including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Improvements within the district.

The standards for the current Hyde Park Local Historic District will apply to the Boundary Extension. These standards follow:

HYDE PARK HISTORIC DISTRICT CONSTRUCTION AND RESTORATION STANDARDS

The prime objective in the proposed Hyde Park Historic District Use, Construction and Restoration Standards is to maintain the distinctive architectural character found throughout much of the neighborhood. There are a few existing sections where there are residential structures of later construction but the impression remains of one predominant style characterized by structures built predominantly in the mid to late 1800's.

Throughout the district there are entire blocks that exhibit continuity of design through height, width, material, window size, shape and overall spacing. These elements help to create an unusually strong "streetscape" which should receive considerable emphasis during the review process. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures to the existing buildings is of the utmost importance.

The following are specific standards to control the use of structures and establish criteria by which alterations to existing structures as well as new construction can be reviewed. Some of the guidelines are precise whereas others are, by necessity, more general, allowing a range of alternative solutions all of which are compatible with the existing neighborhood. In order for these criteria to best become working tools for the developer, architect and client, they should be studied thoroughly before design work begins.

It is not the intention of these regulations to discourage contemporary design which through careful attention to scale, materials, siting and landscaping can be harmonious with the historic, existing structures.

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

A. Use:

A building or premises shall be utilized only for the use permitted in the zoning district within which the building or premises is located.

B. Structures: (New construction or alterations to existing structures)

1. Location

New or moved structures shall be positioned on their lot so as to continue the existing pattern on the block with respect to front yards, side yards, rear yards, etc.

Hyde Park Certified Local Historic District Extensions

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2. Height (scale, size and proportion).
Maintaining the scale and proportion of all buildings in Hyde Park is very important. All new construction should complement and respect existing buildings.
 1. New residential structures shall be within 15% of the average height of the nearest existing buildings on the block in which it is built.
 2. New apartments or row houses shall be designed in such a manner as to give the impression of single attached units rather than of one large structure.
 3. The first floor elevation of new residential structures shall approximate the first floor elevation of the house(s) on either side of it.
3. Exterior Materials.
The texture and color of basic building materials give continuity to Hyde Park and future construction should utilize these same materials wherever possible. Exterior materials shall be stone, brick (red to match in most cases), stucco, terra cotta, wood, (only on bays, dormers, porches and other architectural features and garages and similar accessory buildings), and concrete (only on foundation walls not facing a street.) Mortar shall be of a color similar to buildings on either side. Color finished aluminum of appropriate gauge may be used to replace siding on existing frame structures in Hyde Park area. However, architectural details or features are NOT to be removed in the application of the siding. Asphalt shingle siding is not considered proper.
4. Roof Materials (and roof shape).
Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Where asphalt shingles are used it is suggested that colors shall be black or dark green. Bright colored asphalt shingles are not acceptable. Any commonly used roof materials may be utilized where the roof is not visible from the street. Any new construction shall be compatible to the nearest existing buildings in regards to roof shape.
5. Details.
Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings. Metal awnings and canopies are not acceptable. Roll up

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canvas awnings on large display windows of commercial buildings only will be considered proper. Awnings of canvas only are acceptable on residential structures.

Storm doors and windows, if used, shall be of wood or color finished aluminum. A color code of white, dark green, gray or wood tones is suggested. Raw or unfinished aluminum shall not be acceptable.

Exterior shutters, if used, shall be made of wood or color finished aluminum the correct size and shape needed to fit the entire opening for which they are intended. A color code of dark green or black is suggested.

Cornices on existing structures shall be maintained as originally constructed.

New gutters and downspouts on all structures shall be of copper, or color finished aluminum or other acceptable color coordinated material. A color code of dark green, black, or brick red is suggested. Color shall be coordinated with structure involved.

6. Walls, Fences and Enclosures.

New walls (free standing or retaining) shall be faced with brick (red) stone (white) or stucco. Existing walls shall be kept in repair of existing material. Fences shall be either privacy, security or ornamental. Material for fences shall be cast iron or wood when visible from the street. Wooden fences shall be a maximum of five feet. The suggested color code for fences shall be: Cast iron - Black, Wood - Gray

7. Landscaping.

Small flower gardens in front or rear yards are encouraged wherever possible. Installation of street trees by request to the City is encouraged. Type of trees used shall be compatible with other street trees in Hyde Park. If a lawn area exists between the side walk and street curb, this area should either be planted with ground cover or paved with brick or cobblestones.

8. Street Furniture and Utilities.

Where possible, all new utility lines shall be underground or enter above ground from rear of property. All free-standing light standards or fixtures attached to a structure shall be of a design which is compatible with lighting throughout Hyde Park. The design and location of all items of street furniture shall be compatible with the area. Special permits must be obtained if street furniture is to be located within public right-of-way.

9. Drives and Parking (Paving or ground cover materials).

Off-street parking at the rear of residential property shall be provided if at all possible. Drives shall be constructed of brick, granite pavers, Portland cement concrete or asphalt concrete.

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10. Walks.

All public walks shall conform to existing walks on the block. Private walks may be located in any appropriate place. They shall be constructed of stone, red brick, or concrete. Asphalt concrete or crushed rock shall not be acceptable.

11. Signs.

No signs shall be allowed in the residential districts except:

- a. One (1) temporary sign, not exceeding six (6) square feet in area pertaining to the lease, rent or sale of the building. Signs shall be placed in window of structure. Free-standing signs shall not be allowed. Special permits must be obtained as required.
- b. On multi-family buildings, a sign upon which is placed the name of the building. In no case shall such a sign be free-standing or exceed six (6) square feet in area.
- c. Free-standing signs for institutional uses not to exceed a total of thirty (30) square feet in area. These signs shall be non-flashing, without moving parts and neither neon or backlighted.

II. COMMERCIAL/INDUSTRIAL (PROPOSED "F", "G", "J" ZONING DISTRICTS)

- A. A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except that none of the following shall be permitted:

1. Drive-in Restaurants
2. Service Stations
3. Any use that requires materials, in raw form, emits obnoxious odors, is of an explosive nature, or is a high hazard potential to the general public as the result of the assembly or compounding process.

- B. Structures: (New Construction or Alterations to Existing Structures)

1. Location.
New or moved commercial structures shall be positioned on the lot to enhance the character of the commercial location.

2. Height (scale, size and proportion).
New buildings must be constructed within 15 percent of the average height of existing commercial buildings on the block. In no case shall a commercial structure of less than two stories be permissible.

3. Exterior Materials.
In Hyde Park brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Perma-Stone" is not permitted. A

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submission of all building material samples including mortar shall be required prior to approval.

4. Roof Materials (and roof shape).
Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate. When there is a strong, dominant roof shape in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
5. Details.
Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated similar details salvaged from other buildings may be substituted. Both new and replacement window and door frames shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.
6. Walls, Fences and Enclosures.
Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials.
7. Landscaping.
If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances may be required.
8. Street Furniture and Utilities.
All free-standing light standards placed in the front yard of any structure or premises shall be either authentic period styling or high quality contemporary design. The design and location of all items of street furniture must be approved prior to placement. Special permits must be obtained if street furniture is to be located within public right-of-way. Where possible, all new utility lines shall be underground.
9. Drives and Parking (Paving or Ground Cover Materials) and Walks.
The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian walks, courts, sitting areas, etc., shall be surfaced by a permanent material including textured concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian use, exclusively, and acceptable on vehicular use areas only.

All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque

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landscaping or 5' minimum high masonry, shrubbery or concrete wall shall be necessary.

10. Signs.

Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

- a. Non-appurtenant advertising signs.
- b. Pylon signs in excess of 25' in height.
- c. Wall signs above the second floor window sill level.
Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.
- d. Roof top signs.
- e. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor window sill level. Only one projecting sign is allowed per street frontage for each establishment.
- f. Flashing or rotating elements.
- g. Painted wall signs.

These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material, color, or outward appearance, nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe. Any building feature or detail so removed shall be replaced by a material consistent with the original appearance. No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable.

In the event an element of these proposed uses, construction and restoration standards is not consistent with the zoning ordinance for the City of St. Louis, or other City codes or ordinances, the more restrictive shall apply.

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Attachment VI — A statement of amendments (if any) to the existing zoning classification and boundaries necessary to conform to the proposed plan

No amendments to the existing zoning classifications and/or boundaries are required or proposed.